



CITY OF RANCHO MIRAGE
69-825 Highway 111, Rancho Mirage, CA 92270-2898 (760) 324-4511/328-2266

NOTICE OF DETERMINATION AND MITIGATED NEGATIVE DECLARATION

To: Office of Land Use and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

Chief Deputy County Clerk
3470 12th Street
Riverside, CA 92501

Project Title/Case Nos. Rancho Mirage Affordable Apartments – Environmental Assessment Case No. EA25-0002 and Preliminary Development Plan Case No. PDP25-0002
Applicant: National Community Renaissance
Project Location: South of Via Vail and east of Key Largo Avenue
Assessor's Parcel Number: 685-090-016
Project Description: The 5±-acre project site is located on the southern side of Via Vail, between Monterey Avenue and Key Largo Avenue in Rancho Mirage. The Rancho Mirage Affordable Housing Family Apartments is a 150-unit affordable housing community spanning five acres along Via Vail, southeast of the Rancho Mirage Dog Park. The development consists of seven residential buildings oriented around central courtyards, connected by an accessible paseo network. The project will offer 42 one-bedroom, 69 two-bedroom, and 39 three-bedroom units, with one unit reserved for an on-site manager. Amenities include a pool, community center, laundry facilities, a tot lot, gardens, and bicycle storage.

Notice of Determination

Filing of Notice of Determination in compliance with Public Resources Code, Section 21108 or 21152. The City of Rancho Mirage has approved the above described project on 7-17-25 and has determined:

1. The project will will not have a significant effect/impact on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures were were not made conditions of approval for the project.
5. A mitigation reporting or monitoring plan was was not adopted for this project.
6. A Statement of Overriding Considerations was was not adopted for this project.
7. Findings were were not made pursuant to the provisions of CEQA.

The City Council adopted the following Finding: The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA). This is to certify that the project file and record of project approval are available to the general public at: City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270.

Mitigated Negative Declaration - Rancho Mirage City Council

Date: 7-17-2025


Ben Torres
Planning Manager

I hereby certify that the City of Rancho Mirage has made the above findings of fact and that based upon the Mitigated Negative Declaration and hearing record the project will not have a significant effect on the environment.

Date: 7-17-2025


Ben Torres
Planning Manager

Lead Agency Responsible Agency